

\$449,900 - 403 46410 Twp Rd 610, Rural Bonnyville M.D.

MLS® #E4437279

\$449,900

4 Bedroom, 3.00 Bathroom, 1,315 sqft

Rural on 0.52 Acres

Fontaine Subdivision, Rural Bonnyville M.D.,
AB

Located near Moose Lake in the Fontaine subdivision, this 1/2- acre property has everything you are looking for! Just over 1300 sq ft this fully finished bi-level features 4 bedrooms, 3 full bathrooms including a 3-pc en-suite, and central air conditioning. The kitchen has a gas range, eat at peninsula, corner pantry, and a spacious dining area that has access to your back deck. Completing the basement is a large rec room, 4-pc bath, laundry, and 4th bedroom. Off the back of the house there is a large deck overlooking a fenced yard featuring a custom fire pit. Plenty of parking in front of house but it also has a 32' x 32' heated shop with 11' ceilings, 220v power, and 2- 9' tall bay doors with remote control openers. This property is the whole package!

Built in 2013

Essential Information

MLS® #	E4437279
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,315
Acres	0.52



Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	403 46410 Twp Rd 610
Area	Rural Bonnyville M.D.
Subdivision	Fontaine Subdivision
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

Amenities

Features	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, No Smoking Home, R.V. Storage, Vinyl Windows, Workshop
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 17th, 2025
Days on Market	42
Zoning	Zone 65

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)
Listing information last updated on June 28th, 2025 at 4:32am MDT